152.0	0003	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,241,000 / 1,241,000
					USE VALUE: 1,241,000 / 1,241,000
					ASSESSED: 1,241,000 / 1,241,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	USHOMIRSKY GREGORY
Owner 2:	GOLD KAREN B
Owner 3:	
Street 1:	18 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHINETTI MADDALENA -
Owner 2:	CHINETTI PETER J -
Street 1:	18 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,334 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 1941 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10334.000	657,000		584,000	1,241,000
Total Card	0.237	657,000		584,000	1,241,000
Total Parcel	0.237	657,000		584,000	1,241,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 639.44 | /Parcel: 639.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 100633

GIS Ref

GIS Ref

Insp Date 04/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0003-0001.0

!11902!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	656,200	0	10,334.	584,000	1,240,200	1,240,200	Year End Roll	12/18/2019
2019	101	FV	552,100	0	10,334.	547,500	1,099,600	1,099,600	Year End Roll	1/3/2019
2018	101	FV	664,800	0	10,334.	452,600	1,117,400	1,117,400	Year End Roll	12/20/2017
2017	101	FV	664,800	0	10,334.	416,100	1,080,900	1,080,900	Year End Roll	1/3/2017
2016	101	FV	664,800	0	10,334.	379,600	1,044,400	1,044,400	Year End	1/4/2016
2015	101	FV	650,500	0	10,334.	372,300	1,022,800	1,022,800	Year End Roll	12/11/2014
2014	101	FV	650,500	0	10,334.	346,000	996,500	996,500	Year End Roll	12/16/2013
2013	101	FV	650,500	0	10,334.	329,200	979,700	979,700		12/13/2012

PRINT

Date	Time
12/11/20	02:01:55

LAST REV

Date	Time
10/22/18	11:59:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11902

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHINETTI MADDAL	51939-214		12/1/2008	Change>Sale	487,500	No	No		
CHINETTI MADDAL	49115-353		3/13/2007	Family	99	No	No		
	10371-425		10/2/1963		22,500	No	No		N

USER DEFINED

Prior Id # 1:	100633
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2009	352	New Buil	277,500					NEW 3200 SQFT SF C
4/29/2009	279	Demoliti	21,850					DEMO HOUSE GAR & S

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Measured	372	PATRIOT
11/18/1999	Meas/Inspect	270	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10334		Sq. Ft.	Site		0	80.	0.71	9									584,020						584,000	

Total AC/HA: 0.23724 | Total SF/SM: 10334 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 584,020 | Spl Credit | Total: 584,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.03950000
Adj $ / SQ:	175.416
Other Features:	127681
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663013
Depreciation:	5967
Depreciated Total:	657046

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:	2		HB	2			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

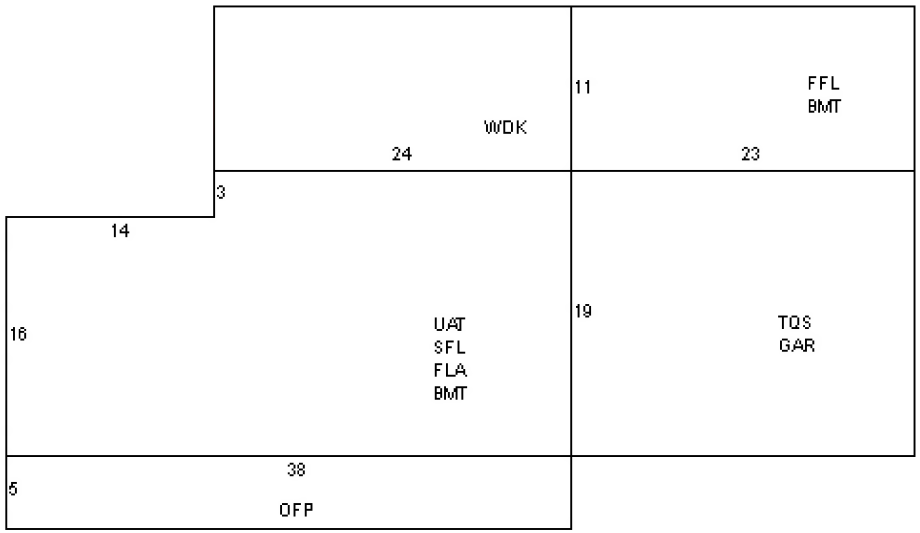
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	233.30
Special Features:	0	Val/Su Net:	166.96
Final Total:	657000	Val/Su SzAd	521.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	933	52.620	49,099
FLA	Finish Livin	680	105.250	71,570
SFL	Second Floor	680	175.420	119,283
GAR	Garage	437	21.540	9,413
TQS	3/4 Story	328	175.420	57,492
WDK	Deck	264	10.170	2,686
FFL	First Floor	253	175.420	44,380
OFP	Open Porch	190	26.180	4,974
	Net Sketched Area:	3,935	Total:	370,825
Size Ad	1260.75	Gross Are	4554	FinArea 1941

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	